



Underhill Road, SE22 | £650,000

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In General

- Two double bedrooms
- Split-level duplex apartment
- Private garden
- Over 930 Sq Ft of internal space
- Excellent condition throughout
- Desirable, residential road
- Share of Freehold

In Detail

Stunning, spacious and beautifully-bright two bedroom duplex apartment with a large, private garden ideally located between Forest Hill and East Dulwich, SE22.

Boasting over 930-Sq Ft of internal space which has been lovingly maintained by the current owner. There is a sumptuous 27x18-ft L-shaped open-plan kitchen reception which floods with natural light from the large windows. On the lower-ground floor are two comfortable double bedrooms, a large family bathroom and access out onto the gorgeous 51x22-ft wrap-around private garden.

Underhill Road is enviably-located for the beautiful parks and green spaces nearby - as well as the excellent primary, secondary and independent school options. The independent shops, bars, restaurants and coffee shops of Lordship Lane and Forest Hill Road are all also just a walk away. There are transport links into The City from Honor Oak Park station (1.0 mile), Forest Hill station (1.0 mile) and East Dulwich station (1.3 miles) as well as bus/cycle routes through the neighbouring Dulwich Village, Herne Hill and Nunhead.

EPC: C | Council tax band: C | Lease: 111 years remaining | GR: £300 pa | SC: £1,231.25 pa | BI: £836.06 pa

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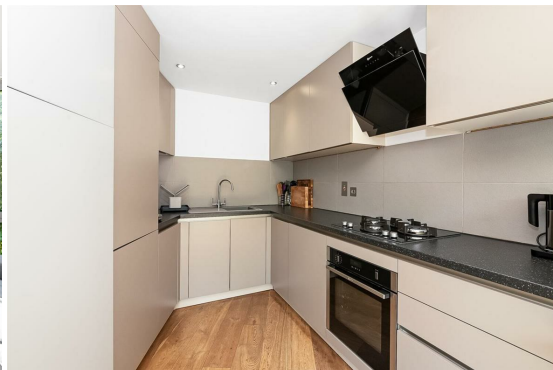
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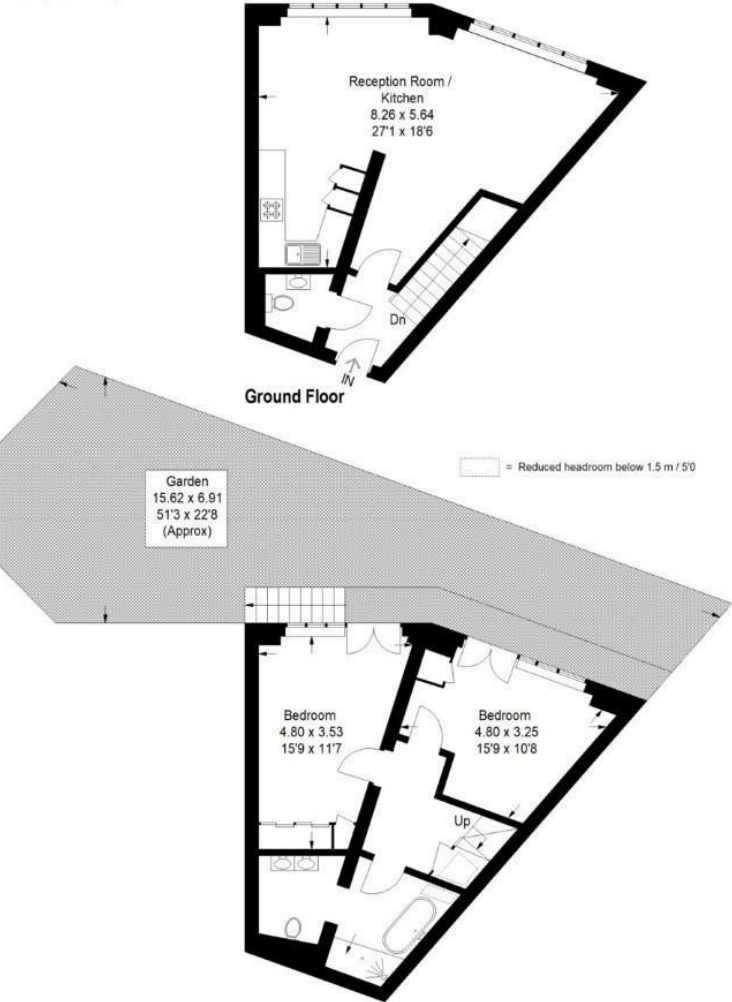
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Floorplan

Underhill Rd, SE22

Approximate Gross Internal Area
86.6 sq m / 932 sq ft



Lower Ground Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice.
Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
102 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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